

ORDINANCE NO. 46-629

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON2005-00020**

Request for Zone change from “SF-5” Single-family Residential to “GC” General Commercial, on property described as:

Lots 13, 15, 17, 19, 21, and 23 of Block 3 of the Green Addition to the City of Wichita, generally located west of All Hallows and south of Maple Street.

**SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #157:**

1. Uses on this site shall be limited to parking in support of the machine shop north and west of the site.
2. The applicant shall submit a site plan, to be approved by the Director of Planning, which limits site access to the existing access point on the north boundary of the site. The site may have access from the alley north and west of the site. The site plan shall demonstrate screening of the site from residential uses south and east of the site.
3. The applicant shall dedicate access control to All Hallows Avenue except for one opening adjacent to the alley on the north boundary of the site.
4. The site shall be developed in general conformance with the approved site plan.
5. The applicant shall submit a landscape plan, to be approved by the Director of Planning, which meets the requirements of the City of Wichita Landscape Ordinance.
6. No outdoor storage shall be permitted on the site.
7. Outdoor lighting on the site shall be restricted to 12 feet in height, and shall be shielded away from residential zoning.
8. No signage on the site shall be permitted along All Hallows Avenue.
9. The applicant shall vacate the alley north and west of the site.

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

**ADOPTED AT WICHITA, KANSAS, July 19, 2005.**

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Carlos Mayans – Mayor

**ATTEST:**

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Karen Sublett, City Clerk

(SEAL)

Approved as to form:

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Gary E. Rebenstorf, City Attorney